

5-8: NC-1 NEIGHBORHOOD COMMERCIAL ZONE

A. DECLARATION OF LEGISLATIVE INTENT

The NC-1 Neighborhood Commercial Zone is found in the midst of existing unincorporated residential communities or historically agricultural areas which have been developing into residential use. The areas so zoned are characterized by attractive stores and businesses that provide the frequently used services of a residential neighborhood, but which do not conflict with the atmosphere of the surrounding or future residential area by noxious activities or by needlessly drawing traffic from outside the neighborhood. It is anticipated that commercial needs not met in this zone are met in the commercial districts of incorporated municipalities where water for fire protection, central sewers, nearby police stations and other supporting services provide the base for a complete range of commercial establishments. It is hereby declared that the specific purposes and intent of the County Commission in establishing the NC-1 Neighborhood Commercial Zone are:

1. To take advantage of the powers and more fully implement the basic purposes for planning and zoning set forth in Section 17-27-102 Utah Code Annotated 1953, and to implement the plans provided for in Section 17-27-301 of the said Code.
2. To provide, without supplanting the existing commercial districts of the incorporated cities and towns, convenient locations in outlying areas wherein essential commercial services are available to the residents.
3. To provide a functional setting with adequate roads, utilities, and other public facilities where day-to-day shopping needs of the neighborhood are safely met.
4. To protect the surrounding residences from noise, light, fumes, pests, overcrowding, heavy traffic, and other problems which may arise from an inharmonious mix of commercial and residential uses.
5. To secure economy in governmental expenditures.
6. To ensure the development of adequate public facilities to match private development. The specific regulations necessary for the accomplishment of the purposes outlined above are hereinafter set forth.